

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
DOUG & JUDY PRICE
P.O. BOX 345
TABIONA, UT 84072

LOCATED IN THE SE1/4 OF SECTION 10
TOWNSHIP 1 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
41076 WEST STATE ROAD #35
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Doug and Judy Price that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land for the purpose of a Minor Subdivision:

PARENT PARCEL

ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED, DATED 12 JUNE 2003
AS FOUND BY ENTRY #362464 IN BOOK A398, PAGE 86, SERIAL #1364, PARCEL #000:0005:3029
Beginning West 295.6 feet and North 60°30' West 196 feet and North 29°30' East 36 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 1 South, Range 8 West, Uintah Special Base & Meridian, thence North 29°30' East 400 feet; thence North 60°30' West 164 feet; thence South 29°30' West 400 feet; thence South 60°30' East 164 feet to the point of beginning.

NEW DESCRIPTIONS

TRACT #1

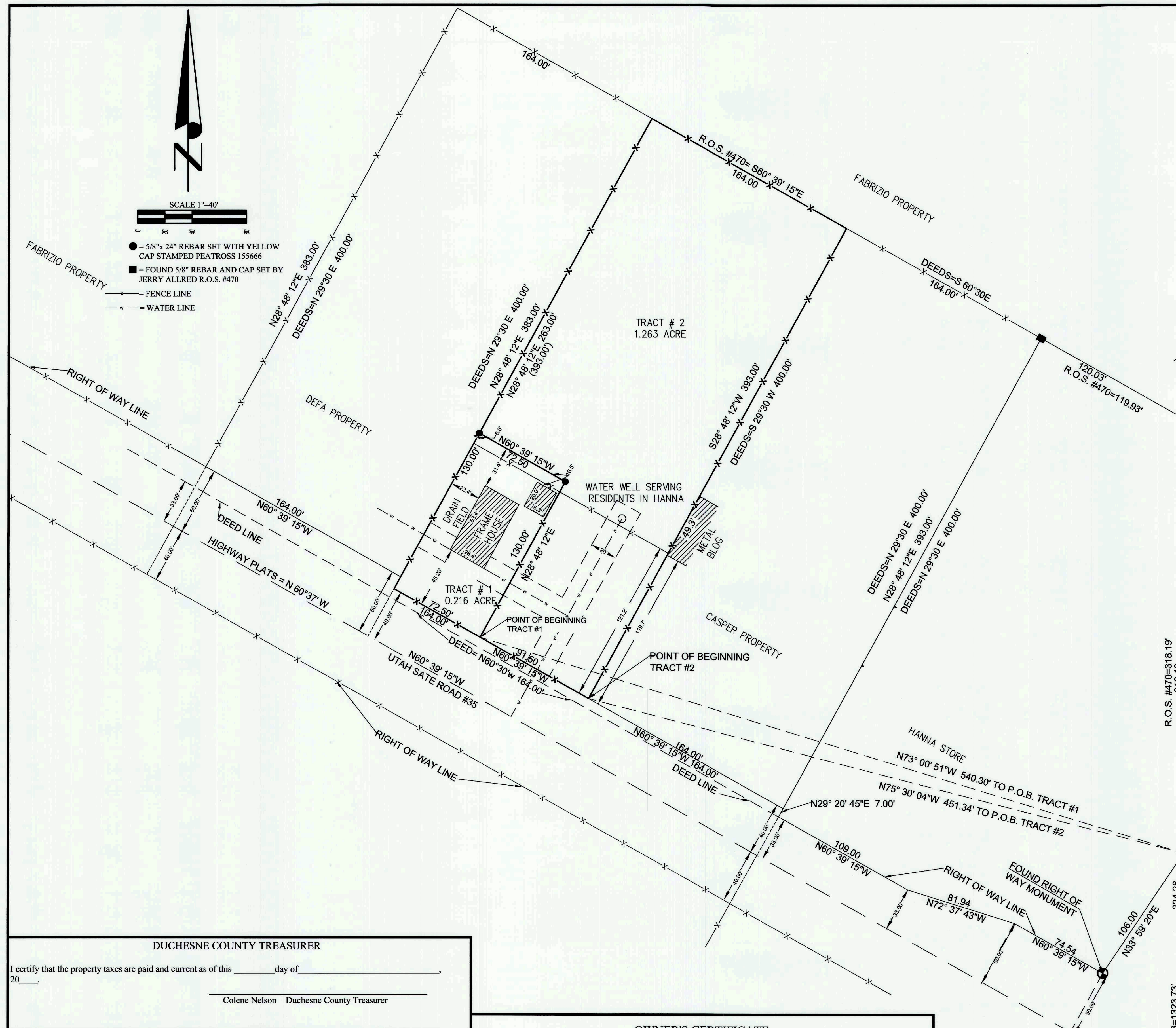
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 10: Beginning at a fence corner being North 73°00'51" West 540.30 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 10, said point also being on the North right of way line of Utah State Road #35; thence North 60°39'15" West 72.50 feet along said North right of way line to a fence corner; thence North 28°48'12" East 130.00 feet along a fence line; thence leaving said fence line and running South 60°39'15" East 72.50 feet to a point in line with the Northeasterly projection of a fence line running Southwesterly; thence South 28°48'12" West 130.00 feet along said fence line to the point of beginning, containing 0.216 acre. Together with and subject to a 20.00 foot wide easement for water well access and water line maintenance and replacement; ten feet on each side of the existing well and water lines, as shown on the Doug and Judy Price Minor Subdivision on file at the Duchesne County Recorder's office.

TRACT #2

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 10: Beginning at a fence corner being North 73°00'51" West 540.30 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 10, said point also being on the North right of way line of Utah State Road #35; thence North 60°39'15" West 91.50 feet along said North right of way line to a fence corner; thence North 28°48'12" East 130.00 feet along a fence line and projection thereof; thence North 60°39'15" West 72.50 feet to a point on a fence line; thence North 28°48'12" East 263.00 feet along said fence line to a fence corner; thence South 60°39'15" East 164.00 feet along said fence line to a fence corner; thence South 28°48'12" West 393.00 feet along a fence line to the point of beginning, containing 1.263 acres. Together with and subject to a 20.00 foot wide easement for water well access and water line maintenance and replacement; ten feet on each side of the existing well and water lines, as shown on the Doug and Judy Price Minor Subdivision on file at the Duchesne County Recorder's office.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey of the Parent Parcel, then split off Tract #1 and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: North 0°00'22" West from the Southeast Section Corner to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #470.
SURVEY FINDINGS: As shown on the plat.
NOTE: A 20' Wide maintenance easement to be established along the existing waterlines, as shown in drawing.
NOTE: This survey was performed at the request of Doug Price. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



DUCESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Colene Nelson Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER

State of Utah)
)s.s. Entry Number _____
County of Duchesne)

Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____

Carolyn Madsen Duchesne County Recorder

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

PHILLIP D. PRICE JUDY R. PRICE

AKNOWLEDGEMENT

County of _____)
)s.s.
State of _____)

On this _____ day of _____, 20____, personally appeared before me,
PHILLIP D. PRICE and JUDY R. PRICE, the signers of the above OWNER'S CERTIFICATE, and who have
acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

SECTION 10
SECTION 15

SECTION 11
SECTION 14
FOUND A COUNTY
MONUMENT AT THE
SECTION CORNER

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCESNE UTAH, 84021
PHONE: (435) 738-5753 CELL: (435) 724-4386 email:
cpeatross@ubtanet.com

DRAFTED BY: _____ DATE DRAFTED: 10/21/13 DATE PLOTTED: _____
SHEET: 1 OF 1 FILE NAME: DOUG PRICE #1192